

BENT TREE BLUFFS HOMEOWNERS' ASSOCIATION

Exterior Siding Guidelines

Architectural Review Committee (ARC) — Approved Materials & Standards

1. Purpose

These guidelines establish the exterior siding materials approved for use within Bent Tree Bluffs, along with the specifications and conditions that apply to each. They are intended to help homeowners plan siding replacement or repair projects that maintain a consistent, high-quality architectural standard throughout the community. All siding work requires prior written approval from the Architectural Review Committee (ARC) regardless of the material selected.

2. Approval Process

- Submit a completed ARC Application along with a manufacturer product sheet, sample, or swatch prior to purchase or installation.
- Color selections must be submitted separately for ARC review and written approval, even when the siding material itself is pre-approved.
- Installation may not begin until written ARC approval has been issued.
- The ARC may request a physical sample board or a mock-up section for large or highly visible elevations.

3. Approved Siding Materials

The following materials are pre-approved for use within Bent Tree Bluffs, subject to the specifications, color approval, and installation requirements noted below.

3.1 Fiber Cement Siding (e.g., James Hardie / HardiePlank)

- Minimum 5/16" nominal panel thickness (per manufacturer specification for lap siding).
- Factory-primed or factory-finished (ColorPlus or equivalent) finish preferred.
- Exposure/reveal to be consistent with existing homes on the same street (typically 4"–7" lap reveal).
- Smooth or woodgrain texture permitted; consistent texture required across all elevations of the home.
- Installed per manufacturer specifications, including proper fastening, flashing, and clearance from grade.

3.2 Engineered Wood Siding (e.g., LP SmartSide)

- Minimum 7/16" panel or lap thickness (per manufacturer specification).
- Factory-primed with approved topcoat paint finish; raw/unfinished panels are not permitted.
- SmartGuard or equivalent engineered treatment process required for moisture and termite resistance.
- Lap, panel, or shake profiles permitted; profile must be consistent across all elevations.
- Installed per manufacturer specifications, including proper caulking, fastening, and flashing at all joints and penetrations.

3.3 ASCEND Composite Cladding (Alside or approved equivalent)

- Glass-reinforced polymer composite construction (or equivalent (GP)² composite technology); non-vinyl, non-cementitious composite product.
- Available profiles: 7" horizontal plank or 12" vertical board & batten. Either profile is permitted; profile must be consistent across all elevations of the home.
- Woodgrain (Cedar Mill) or Matte finish permitted.
- Class A fire rating required (standard for ASCEND product line).

- Manufacturer limited lifetime warranty required for material.
- Installed per manufacturer specifications, including approved fastening (e.g., reinforced nail hem), starter strips, and trim/accessory system.

Homeowners proposing a composite cladding product other than ASCEND must submit manufacturer specification sheets confirming an equivalent composite (non-vinyl, non-PVC) construction, profile, and warranty for ARC consideration on a case-by-case basis.

4. Color Approval

Approval of a siding material does not constitute approval of color. All color selections — for any approved material — must be submitted to the ARC with a manufacturer sample or swatch and receive written approval prior to installation. The ARC will evaluate color selections for compatibility with the home's roofline, trim, stone/brick accents, and the general character of surrounding homes.

5. Prohibited Siding Materials

The following exterior siding materials are not permitted anywhere within Bent Tree Bluffs:

- **Steel or metal panel siding**
- **Vinyl siding (including all vinyl lap, shake, and panel products)**
- **Plastic or PVC panel siding not part of an approved composite cladding system**

Repair or partial replacement of existing non-conforming siding on homes where such materials were installed prior to adoption of these guidelines may be addressed separately by the Board; contact the ARC with questions about an existing condition.

6. General Installation Standards

- All siding must be installed in accordance with manufacturer specifications and applicable local building codes.
- Siding material and profile must be consistent across all visible elevations of the home unless otherwise approved by the ARC.
- Trim, corner boards, and fascia should coordinate with the selected siding material and color.
- Homeowners are responsible for obtaining any required municipal permits prior to installation.
- Damaged, warped, or discolored siding must be repaired or replaced promptly to maintain community standards.

7. Questions & Submissions

Direct all ARC applications, product specification sheets, and color samples to benttreebluffshoa@gmail.com. Applications are typically reviewed within 7 business days of receipt.

This document is for general guidance and is subject to the Association's governing documents (Declaration, Bylaws, and ARC Guidelines). In the event of any conflict, the governing documents control. The Board reserves the right to update these guidelines and approved materials list at its discretion.